

16 Edols Street, Ballan, Vic 3342



Residential Land For Sale

Monday, 15 April 2024

16 Edols Street, Ballan, Vic 3342

Area: 341 m2

Type: Residential Land



Kelvin Gaffero
0410998736



Belinda Lewin
0402588987

\$225,000 - \$245,000

Introducing a rare gem in Ballan, this approximately 338m² titled parcel of land holds a coveted position in the heart of town. Nestled at the end of a tranquil court, it boasts a serene outlook, offering a peaceful retreat within the up and coming township. This block is primed for the creation of your dream home. All essential services are readily available, ensuring convenience and ease of development. A thoughtfully constructed concrete driveway and fencing already adorn the property, streamlining the building process for prospective buyers. The location of this parcel is truly unbeatable. Situated within walking distance to the local primary school, train station, shopping precinct, medical facilities, and sporting amenities, residents will enjoy unparalleled access to essential amenities. Such proximity not only enhances daily convenience but also fosters a vibrant community atmosphere. In a charming town experiencing rapid growth and heightened demand, parcels of land in this central locale are becoming increasingly scarce. Ballan's allure lies in its appeal to commuters seeking seamless access to the train station, now made even more attractive by significantly reduced fare costs. Don't miss this exceptional opportunity to secure your slice of Ballan's promising future. Embrace the convenience, charm, and potential this prime position block has to offer.